HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

Housing Starts Increase in 2010

Overview[1]

Housing Starts:

2010: 171,250

2011: 175,150

Resales:

2010: 486,700

2011: 469,950

Housing starts: After a slower year in 2009, housing starts will rise to 171,250 units in 2010 and to 175,150 units in 2011. A spillover of demand from the resale to the new home market will be a key factor this year.

Resales: Sales of existing homes through the Multiple Listing Service® (MLS®[2]) strengthened steadily through 2009. MLS® resales will be about 486,700 units for 2010, up from 464,730 units in 2009. As far as 2011 is concerned, there will be approximately 469,950 units sold.

Resale prices: After dropping in 2008, MLS® prices moved higher during 2009 reaching $342,231 in the fourth quarter as sales rose ahead of new listings. As new listings catch up to sales and more balanced market conditions return, the average MLS® price is expected to edge lower reaching $339,126 by the fourth quarter of 2010. A modest increase in prices is forecast for 2011.

Provincial Spotlight

British Columbia: Housing starts in B.C. declined to 16,077 units in 2009. However, a more buoyant economy will help to support the housing sector moving forward. Starts in this province will rebound to 22,050 units in 2010 and 26,200 units in 2011.

Ontario: New home construction in Ontario moved lower to 50,370 units in 2009. However, 2010 will see a strong improvement to 60,700 units as the economy recovers from last year's downturn. Both single and multiple starts will be a factor in the overall improvement in 2010 and later in 2011.

[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document are based on information available as of February 16, 2010.

[2]Multiple Listing Services (MLS) is a registered certification mark owned by the Canadian Real Estate Association.

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National Housing Outlook

In Detail

Housing starts strengthened in the second half of 2009 after getting off to a slow start in the first half of the year. Despite this pick-up in activity, 2009 saw housing starts decrease to 149,081 units, compared to 211,056 in 2008. Given the degree of economic uncertainty, we have considered an array of economic scenarios to generate a range for the housing outlook in 2010 and 2011. Accordingly, we expect starts to be between 152,000 and 189,300 units in 2010 and between 156,400 and 205,600 units in 2011. CMHC's point forecast for housing starts is for an increase to 171,250 in 2010 and 175,150 in 2011.

Housing starts were down in most provinces in the first half of 2009, however, activity turned decidedly more positive in the second half and this is expected to continue in 2010. As 2010 progresses, nearly all provinces will experience growth in starts, with Western Canada leading the way.

Measures recently announced for government-backed mortgage insurance will moderate housing starts activity. Some potential buyers will have to save a larger down payment to offset higher qualifying mortgage rates and thus postpone their purchase of new housing. Some may buy smaller, less expensive, new homes. Other buyers wishing to invest in new rental housing of up to four units will also have to save larger down payments. The new measures, however, are only a few of the many factors that will affect the new housing market.

Single-detached starts to moving up in 2010

Stronger price growth for single-detached homes has reduced the demand for this type of housing in recent years and has increased demand for less expensive multi-family housing. Financial and economic conditions over the past two years have also contributed to the downward trend in single starts. Since the second quarter of 2009, however, single starts rebounded in most provinces as improving homeownership demand spilled over from the resale to the new home market. Given this improved demand, single starts will increase from 75,659 units in 2009 to 86,450 units in 2010 and then a slight decrease to 85,850 units in 2011.

All provinces will see an increase in the number of single-detached starts during 2010. In British Columbia, starts of single-detached homes will see the largest percentage increase in the country for 2010.

Multi-family starts are also more positive

Like the singles market, the number of multi-family housing starts (row, semi-detached and apartment units) decreased during the first half of 2009 and have since rebounded. There will be about 84,800 multiple unit starts in 2010, increasing to 89,300 units in 2011 as stronger economic activity and employment support housing demand.

At the provincial level, most provinces will see an increase in the number of multi-family starts in both 2010 and 2011.

MLS® sales improving

Existing home sales through the Multiple Listings Service® (MLS®) trended lower during 2008 after reaching record levels in 2007. Since January 2009, however, MLS® sales have rebounded from 349,064 transactions in the first quarter to 551,828 transactions in the final quarter of 2009. Part of this reflects the release of pent-up demand from early 2009. The level of sales is not likely to be sustained, as pent-up demand is exhausted and financing costs increase with anticipated higher interest rates later in 2010. In addition, the aforementioned measures recently announced for government-backed mortgage insurance will moderate resale activity in much the same way as for new home construction. As is the case for housing starts, we have generated a range of forecasts for MLS® sales that reflect different economic scenarios. For 2010, we forecast that MLS® sales will be between 455,350 and 509,900 units. In 2011, MLS® sales will be between 426,300 and 494,600 units. CMHC's point forecast is 486,700 MLS® sales this year and 469,950 next year, compared to 464,730 units sold in 2009.

Sellers' market conditions are supporting stronger house prices

The resale market began 2009 in buyers' market territory in most markets across Canada. This was due to slowing sales at the end of 2008 and higher levels of new listings. As a result, this moved many markets away from the sellers' conditions that were dominant over the past few years and into buyers' market territory. By the last two quarters of 2009, however,

rising sales of existing homes, at a pace exceeding gains in new listings, pushed many markets back into either balanced or sellers' market conditions. The swings in market conditions explain the decline in resale house prices in 2008 as well as the rebound in 2009. In 2010, as new listings catch-up to sales, market conditions are expected to be more balanced and house prices will decrease from $342,231 in the fourth quarter of 2009 to $339,126 by the fourth quarter of 2010. A modest increase in house prices of 1.8 per cent is forecast for 2011. (This edition of the Housing Market Outlook expands on this in its Special Report: House Price Outlook)

There is also a compositional effect on national average resale house prices. During the course of 2008, the average MLS® price moved lower partly because of decreasing existing home sales in Canada's more expensive housing markets. Since February of 2009, this trend started to reverse and national average prices have been skewed up by the compositional effect.

Risks to the outlook

Given economic uncertainty, it is important to understand the risks to the outlook. On the downside, a slower than expected recovery for the U.S. economy could result in higher than expected unemployment in Canada. In addition, any renewed stress in financial markets could result in higher unemployment as well as rising mortgage rates. These factors could lead to lower housing demand.

On the other hand, the continued improvement in financial market conditions could lead to lower risk premiums, which, in turn, could keep mortgage rates lower than expected. The result would be a stronger demand for housing. A stronger than expected economic response to the fiscal and monetary stimulus packages could also boost employment growth and lead to stronger housing demand.

Considering the risks to the outlook, we expect that housing starts will be in the 152,000 to 189,300 unit range for 2010 and 156,400 to 205,600 unit range for 2011. Existing home sales through MLS® services will be between the 455,350 and 509,900 unit range for 2010 and between the 426,300 to 494,600 unit range for 2011.

Trends Impacting Housing

Mortgage Rates

The Bank of Canada cut the Target for the Overnight Rate in the early months of 2009. The rate was 1.50 per cent at the start of 2009 and has since fallen to 0.25 per cent. The Bank has committed to keeping this rate at 0.25 per cent through the middle of 2010 unless inflationary pressures warrant an increase.

Mortgage rates fell over the course of 2009, but are now expected to remain relatively stable going forward. According to CMHC's base case scenario, posted mortgage rates will gradually increase throughout the course of 2010, but will do so at a slow pace. For 2010, the one-year posted mortgage rate is assumed to be in the 3.7-4.3 per cent range, while three and five-year posted mortgage rates are forecast to be in the 4.4-6.0 per cent range. For 2011, the one-year posted mortgage rate is assumed be in the 4.7-5.4 per cent range, while three and five-year posted mortgage rates are forecast to be in the 5.1-6.7 per cent range.

Rates could, however, increase at a faster clip if the economy recovers at a stronger pace than presently anticipated. Conversely, rate increases could be more muted if the economic recovery is more modest in nature.

Migration

Net migration (immigration minus emigration) was about 278,000 in 2009. Net migration is expected to move higher over the next two years due to an improving economic and employment environment. In 2010, net migration is forecast to increase to approximately 280,150 while 2011 will see 290,900; this will fuel demand for housing, particularly rental housing.

Employment and Income

Nearly 415,000 jobs were lost between October 2008 and August 2009. However, monthly data show that approximately 91,000 jobs were created between August and December 2009. Employment is forecast to improve along with economic output and increase by 0.9 per cent in 2010 and by 1.8 per cent in 2011. The unemployment rate is expected to be in the 8.4 per cent range in 2010 and about 8.1 per cent in 2011.

TRENDS AT A GLANCE

Key Factors and their Effects on Residential Construction

Mortgage Rates	Mortgage rates are expected to gradually rise over the course of 2010 and 2011, but will remain very low in a historical context.
Employment	Due to the economic downturn of 2009, employment has fallen in comparison to 2008. However, 2010 should see economic conditions improve. This will help employment turn back up in 2010 and 2011.
Income	Over the past few years, tight labour markets have put strong upward pressure on personal income growth. For 2009, softer labour markets caused growth in wages and incomes to moderate. In 2010 and 2011, income growth will strengthen, in line with economic activity.
Net Migration	Net migration is forecast to remain at record levels in 2010 and 2011. An improving job market will push net migration up in 2010 and 2011.
Natural Population Increase	The low birth rate is the major factor in the slowing of growth in the natural population (births minus deaths). This will lessen the demand for additional housing stock in the medium and longer term.
Resale Market	Sales on the existing home market rebounded in 2009, which caused markets to move from buyers' to sellers' conditions. The limited number of new listings has led demand to spill over into the new home market.
Vacancy Rates	Increased competition from the condo market and modest rental construction will be partly offset by strong rental demand due to high immigration. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.
Measures Announced for Government-Backed Mortgage Insurance	These measures will moderate housing activity. Some potential home buyers will have to save a larger down payment to offset higher qualifying mortgage rates and thus postpone their purchase. Some may buy smaller, less expensive, homes. Other buyers wishing to invest in rental housing of up to 4 units will also have to save larger down payments.

Special Report: Housing Price Outlook

Some have raised questions about Canada's housing market and some analysts have gone further to suggest particular risks regarding house prices. This special report presents context and key facts, as well as CMHC's outlook for house prices.

Average existing home prices in Canada reached a peak of $321,193 in the fourth quarter of 2007, following several years of steady growth (see Chart 1 below). The onset of weaker economic conditions in 2008 was reflected in decreased housing demand. As a result, home prices fell 10.3% by the first quarter of 2009, offsetting almost all gains since the end of 2006.

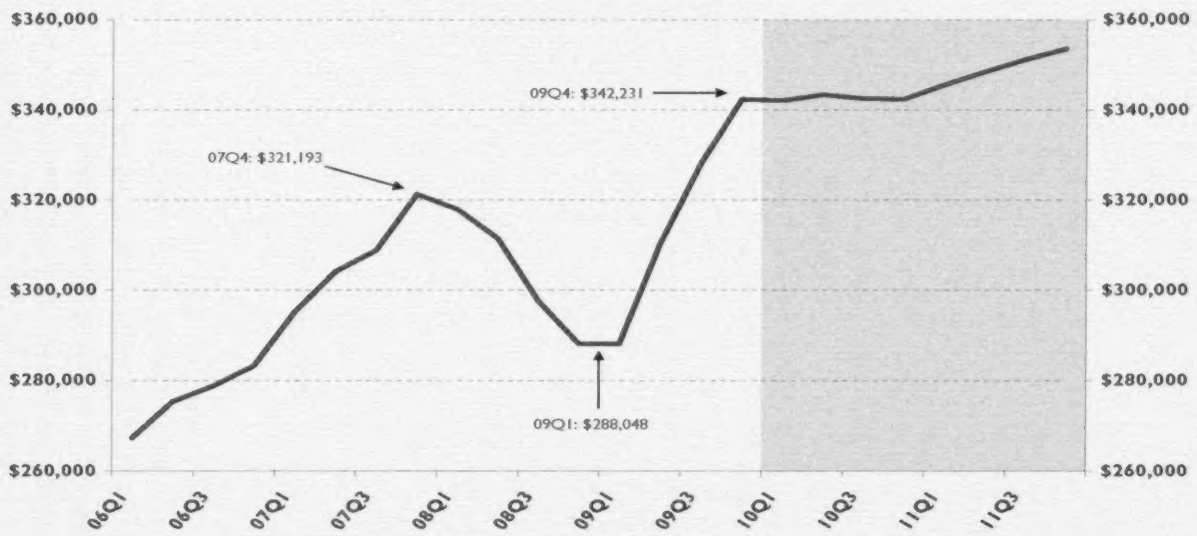
Improving financial conditions in 2009, supported by policy interventions, encouraged the release of the pent-up demand that had built-up over 2008. In addition, the decline in the overnight rate to its effective lower bound of 0.25% further encouraged housing demand, as some households sought to take advantage of historically low mortgage rates and favourable affordability conditions by entering into home-ownership sooner than they otherwise would have ("pulled-forward" demand). This surge in demand, ahead of the supply of new listings, created upward pressure on average existing home prices.

To a large extent, price gains in 2009 reflected a rebound back to levels that prevailed prior to the economic downturn. In particular, measured from the fourth quarter of 2007 to the fourth quarter of 2009, home prices rose 6.5%. This translates to an average annual rate of price growth of less than 3.5% over this period, which is not out-of-line with average historical rates.

In addition, indexes of average existing home prices are subject to distortions that can exaggerate home price changes. A simple average of the prices of all homes sold in Canada can be affected by changes in the quality, size, and location of homes sold, and skew national price estimates (as well as aggregate changes within regions).

To take a recent example, sales growth was heavily concentrated in the most expensive regional markets of British Columbia and Ontario in the second quarter of 2009. This had the effect of skewing national average MLS® price growth in the second quarter to such an extent that it exceeded measured price growth in all individual regions comprising the national MLS® composite (see Table 1 following page). More generally, the national MLS® price decline in 2008 was biased downward by unusually low activity in the most expensive regions and was biased upward in 2009 by strongly rebounding activity in these same regions.

Chart 1: Existing Home Price Growth in Canada (MLS ©)



Sources: CMHC, Canadian Real Estate Association
Note: Shaded area is CMHC forecast

For comparison, Teranet and the National Bank (TNB) produce an existing house price index that controls for quality effects. Rather than taking the simple average of all homes sold in a particular region, then comparing this to the simple average of all homes sold the previous month in the same region, the TNB controls for the impact of changing home quality by tracking the change in the sales price for the same homes over time. This index also controls for regional effects. With a simple average, when sales are heavily concentrated in the least-expensive markets one month but are then concentrated in the most-expensive markets the following month, the simple average of national home prices could show a large jump in month-over-month national price growth that is larger than anything seen within the individual regions, which provides a distorted picture of what is happening to prices across the country. The TNB index gets around this problem by holding the regional shares constant from month-to-month, which allows for a more "apples-to-apples" comparison, and so a more accurate representation of the true national impact of price changes within regions. Statistics Canada's New Housing Price Index also controls for quality and regional effects using a different methodology.

As measured by the TNB index, Canadian home prices from December 2007 to January 2009 (i.e., during the downturn) declined 2.1%; from December 2007 to October 2009 (i.e., pre-downturn to the latest month for which data is available), the index increased 2.6%; finally, from January 2009 to October 2009, the TNB index increased 4.8%. Statistics Canada's New Housing Price Index reports similar results as the TNB index. These alternative measures of price growth in Canada strongly suggest that recent developments in home prices have been much less volatile than indicated by average MLS® price changes.

Analysis by the International Monetary Fund (IMF) also suggests that national house prices in Canada are supported by long-term fundamentals. The IMF has repotrd that Canada's housing market is not overvalued. In fact, an IMF study published in April 2008 determined that house prices were undervalued in only 2 of 17 countries analyzed: Canada and Austria. A more recent IMF report published in October 2009 confirms that, overall, Canadian house prices are essentially at long-term equilibrium values.

Table 1: Average Residential MLS® Resale Price ($)
(units and percentage change)

	NFLD	PEI	NS	NB	QUE	ONT	MAN	SASK	ALTA	BC	CAN
2008Q1	164,795	145,734	188,770	142,933	213,069	307,202	185,843	217,052	366,952	476,650	317,864
%	7.0	10.3	3.5	3.0	-0.5	-3.0	3.5	6.4	1.3	2.4	-1.0
2008Q2	171,222	130,576	189,094	147,208	219,253	308,005	194,752	225,507	358,239	466,508	311,423
%	3.9	-10.4	0.2	3.0	2.9	0.3	4.8	3.9	-2.4	-2.1	-2.0
2008Q3	182,713	138,652	191,024	147,024	217,560	301,734	191,959	228,638	342,157	427,361	297,554
%	6.7	6.2	1.0	-0.1	-0.8	-2.0	-1.4	1.4	-4.5	-8.4	-4.5
2008Q4	196,339	142,661	191,128	145,710	212,158	288,879	188,236	230,484	340,901	429,246	288,083
%	7.5	2.9	0.1	-0.9	-2.5	-4.3	-1.9	0.8	-0.4	0.4	-3.2
2009Q1	198,953	150,120	187,216	145,280	212,295	289,287	195,014	231,714	333,771	424,348	288,048
%	1.3	5.2	-2.0	-0.3	0.1	0.1	3.6	0.5	-2.1	-1.1	0.0
2009Q2	206,580	145,685	195,579	155,176	227,155	310,560	195,651	224,609	335,713	441,237	310,194
%	3.8	-3.0	4.5	6.8	7.0	7.4	0.3	-3.1	0.6	4.0	7.7
2009Q3	205,827	146,822	198,242	159,159	230,418	323,785	205,394	231,819	336,291	473,939	328,054
%	-0.4	0.8	1.4	2.6	1.4	4.3	5.0	3.2	0.2	7.4	5.8
2009Q4	213,143	141,223	203,888	158,992	229,940	338,304	208,420	245,333	355,944	494,092	342,231
%	3.6	-3.8	2.8	-0.1	-0.2	4.5	1.5	5.8	5.8	4.3	4.3
2010Q1(F)	222,700	147,705	199,804	158,516	231,000	340,500	209,000	234,500	357,500	496,000	342,881
%	4.5	4.6	-2.0	-0.3	0.5	0.6	0.3	-4.4	0.4	0.4	0.2
2010Q2(F)	224,200	147,455	201,404	157,216	233,000	342,500	210,972	239,000	358,000	488,000	340,490
%	0.7	-0.2	0.8	-0.8	0.9	0.6	0.9	1.9	0.1	-1.6	-0.7
2010Q3(F)	225,600	150,680	200,404	159,416	235,000	343,870	212,000	240,000	358,600	484,000	340,160
%	0.6	2.2	-0.5	1.4	0.9	0.4	0.5	0.4	0.2	-0.8	-0.1
2010Q4(F)	227,600	154,255	202,404	160,916	237,000	345,250	212,000	242,697	360,000	478,000	339,126
%	0.9	2.4	1.0	0.9	0.9	0.4	0.0	1.1	0.4	-1.2	-0.3
2011Q1(F)	232,400	152,500	203,100	162,100	238,500	346,600	215,000	245,000	366,900	483,000	341,910
%	2.1	-1.1	0.3	0.7	0.6	0.4	1.4	0.9	1.9	1.0	0.8
2011Q2(F)	234,600	153,200	204,300	162,700	239,500	348,700	219,000	248,000	371,000	490,000	346,180
%	0.9	0.5	0.6	0.4	0.4	0.6	1.9	1.2	1.1	1.4	1.2
2011Q3(F)	235,900	153,900	205,600	163,300	240,500	350,000	220,772	249,000	375,000	495,000	348,561
%	0.6	0.5	0.6	0.4	0.4	0.4	0.8	0.4	1.1	1.0	0.7
2011Q4(F)	237,100	154,400	207,000	163,900	241,500	351,000	221,000	249,688	376,600	500,000	350,133
%	0.5	0.3	0.7	0.4	0.4	0.3	0.1	0.3	0.4	1.0	0.5

Sources: CMHC, The Canadian Real Estate Association
(F) Forecast by CMHC.

Outlook

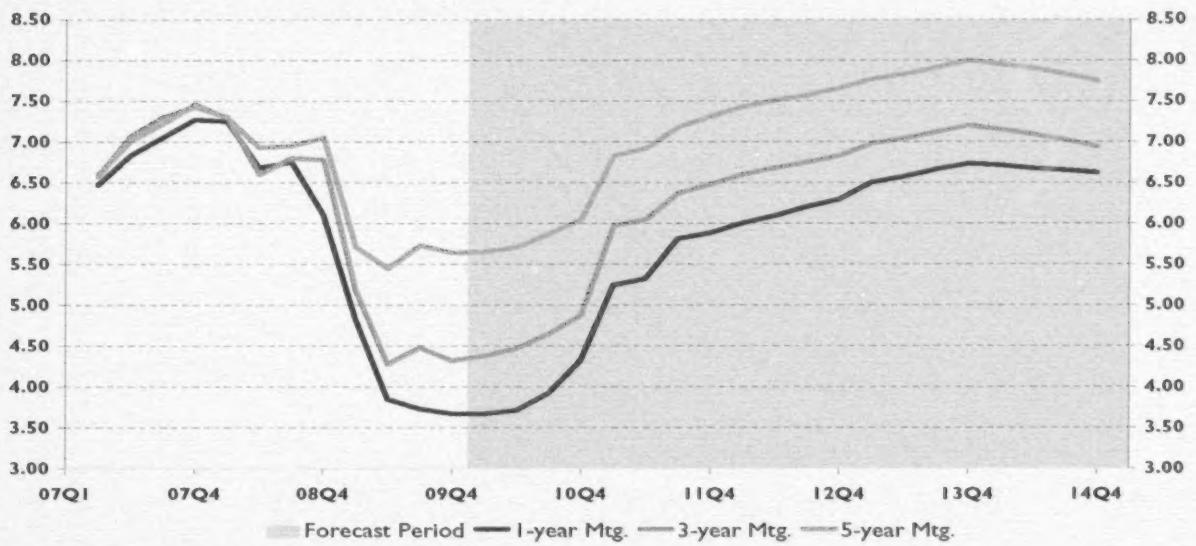
Following the recovery in MLS® existing home prices that was observed in 2009, the average MLS price is forecast to edge slightly lower to $339,126 by the fourth quarter of 2010. This will partly reflect the satiation of pent-up demand. In addition, demand brought forward in anticipation of rising mortgage rates in the second half of 2010 will likely dissipate and moderate the level of sales. At the same time, recovery in home prices is expected to lead to an increasing supply of new listings in the existing home market, which will further encourage a return to more balanced market conditions and rates of price growth that are more in-line with inflation.

Measures recently announced regarding government-backed mortgage insurance will also moderate resale activity, particularly in higher priced markets such as British Columbia, Ontario, and Alberta. Buyers may also turn to smaller, less-expensive, homes. These two factors will help dampen overall house price growth.

It is important to emphasize that the outlook for home prices incorporates mortgage rate increases that are consistent with a gradual removal of monetary stimulus by the Bank of Canada (see Chart 2 below). These increases in rates are expected to help lead to moderation in price growth. The moderation in house prices forecast in 2010 assumes that mortgage rates will rise as of the second half of 2010 and resale markets will be more balanced. Should rates remain lower than projected and new listings remain low, strong sellers' market conditions could persist and house prices could grow at a stronger pace than forecast in 2010.

CMHC continues to monitor housing market trends and assesses risks related to house prices.

Chart 2: CMHC Mortgage Interest Rate Outlook



Sources: CMHC, Statistics Canada

British Columbia

Overview

Improved demand and rising supply will characterize housing market conditions in the province. Demand will benefit from increased momentum in the economy. Builders will respond by increasing new home construction. Housing starts will gradually approach their ten-year average during 2011.

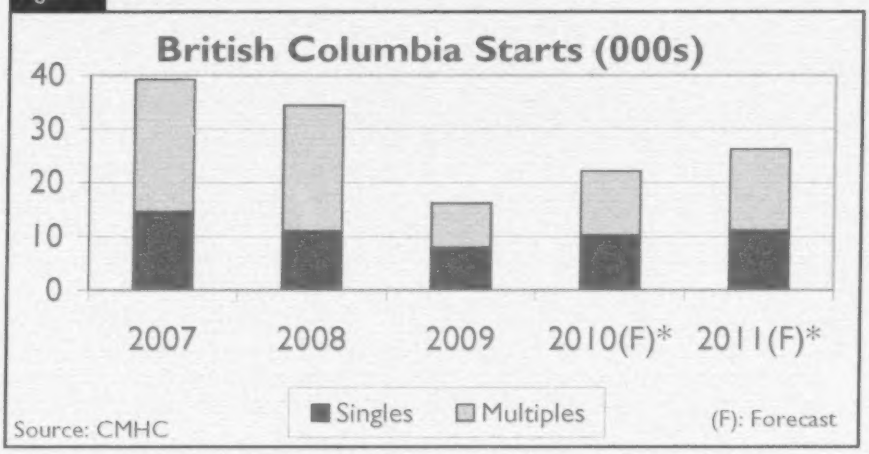
Residential investment, including renovation spending, will also grow. Increased consumer spending and business investment will be the key drivers underlying stronger economic growth. Furthermore, low interest rates will encourage investment in machinery and equipment and housing market activity. Retail and tourism related spending will get a boost from the 2010 Winter Olympic Games; Central 1 estimates the 2010 Winter Olympics will add 0.8 percentage points to economic growth in Vancouver during 2010. The global economic recovery bodes well for British Columbia in terms of increased demand for key exports. The province's geographic orientation to the Asia Pacific and deep seaports will benefit transportation and shipping. The forecast for the economy is an expansion of 2.7 per cent this year and 2.8 per cent next year.

As the economy grows, the housing sector is forecast to expand. Existing home sales and prices will increase in 2011, but at a slower pace than 2010. Housing starts will total 22,050 units this year and 26,200 units next year.

In Detail

Single Starts: The number of single-detached starts is expected to rise.

Figure 1



*The point estimate for provincial total housing starts is 22,050 for 2010 and 26,200 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 20,200-24,500 units for 2010 and 22,800-29,200 for 2011.

The introduction of the Harmonized Sales Tax (HST) may move forward some home starts, offsetting starts that would have occurred in the second half of the year. Expect 10,150 single-detached home starts in 2010, and 11,000 in 2011.

Multiple Starts: Growing housing demand, combined with low and declining inventories of new and existing multiple-unit homes, will encourage more multiple-unit projects. Builders will focus on phased projects, brought to the market as demand picks up. Expect an increase in the number of larger multiple-unit projects in 2011.

Resales: An improving economy and job market, together with relatively low mortgage interest rates, will push sales of existing homes higher in 2010. Most of this increase will occur in the first quarter of 2010. Purchasers, who postponed buying a home during uncertain economic times, are returning to the housing market. In 2011, gradually rising mortgage rates may have a dampening effect on existing home sales.

Resale Prices: Existing home prices in British Columbia rebounded sharply during the second half of 2009. The momentum in resale prices is not expected to be sustained in 2010 as the supply of listings increases relative to sales. Resale prices will only see modest growth in 2011.

Alberta

Overview

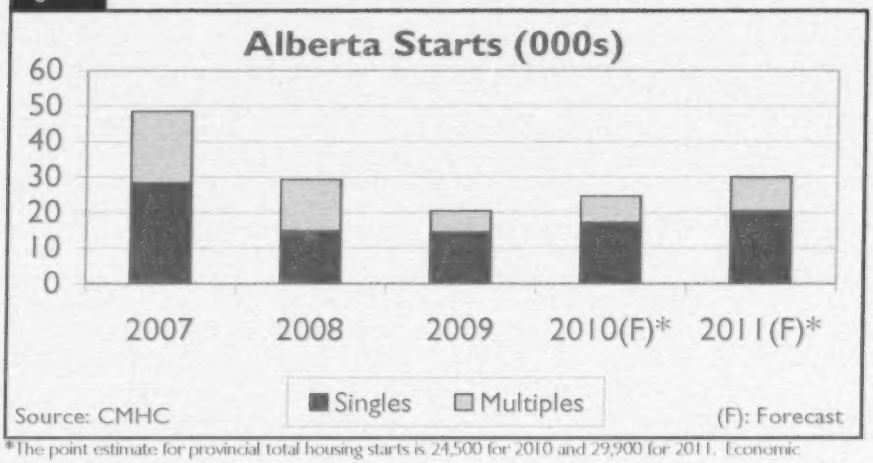
Alberta's economic expansion in 2010 and 2011 will be supported by increasing oil sands investment. The turnaround in oil prices in 2009 has been sufficient to restart previously halted oil sands projects. With 70 per cent of major projects in Alberta energy related, and $76.5 billion in halted oil sands projects, there is significant upside for energy investment as these projects become more viable. As a result, the economy is expected to grow by 2.7 per cent in 2010 and by 3.4 per cent in 2011.

Net migration will continue to support housing demand in 2010 as improved economic conditions attract more migrants. The moderation of international migrants caused by fewer non-permanent residents should reverse in 2010 and expand in 2011, which will help lower vacancy rates in rental housing. Alberta will continue to attract migrants from other provinces. These factors, combined with higher energy prices, improved labour market conditions and rising incomes, will provide the impetus for housing markets to strengthen over the forecast period.

In Detail

Single Starts: After declining for three years, starts of single homes gained momentum during the second half of 2009. This trend is expected to continue through the forecast period. Low mortgage rates and reduced competition from the resale market will help new home starts continue to rise through 2011. Single starts will reach 17,000 units for 2010 and 20,300 units for 2011.

Figure 2



*The point estimate for provincial total housing starts is 24,500 for 2010 and 29,900 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 22,250-27,400 units for 2010 and 27,100-33,275 for 2011.

Multiple Starts: The inventory of completed and unoccupied multi-family units is projected to decrease gradually through 2010. After moderating for two years, multi-family starts will rise in 2010 to 7,500 units and to 9,600 units in 2011. Multi-family activity will be constrained by a lack of new high-rise apartment condominium construction until a number of halted projects become active and are absorbed. Improvements to multi-family construction will occur as semi-detached and row unit activity increases.

Resales: Improved affordability has stimulated demand and lowered active listings, moving most housing markets from buyers' to balanced market conditions. By the end of 2009, residential sales totalled 57,786 units, a 2.5 per cent increase over the previous year. In 2010, economic growth and rising incomes will lift demand for resale housing. MLS® resales will reach 64,000 units in 2010. The upward momentum will continue in 2011, supported by higher levels of migration, stronger economic growth and job creation.

Prices: After declining for two years, the average MLS® price will rise in both 2010 and 2011 to $358,500 and $372,500, respectively. Higher mortgage rates in the second half of 2010 will moderate demand for existing homes and price growth will slow through 2011.

Saskatchewan

Overview

A slower pace of consumer spending, weaker exports and lower commodity prices contributed to an economic contraction in Saskatchewan in 2009.

A global economic recovery over the forecast period should lift commodity prices, increasing investment, employment and exports. Labour market conditions are projected to improve over the forecast period and this will support increases in housing activity and consumer spending. In 2010 and 2011 the provincial economy is projected to expand by 2.8 and 3.0 per cent, respectively.

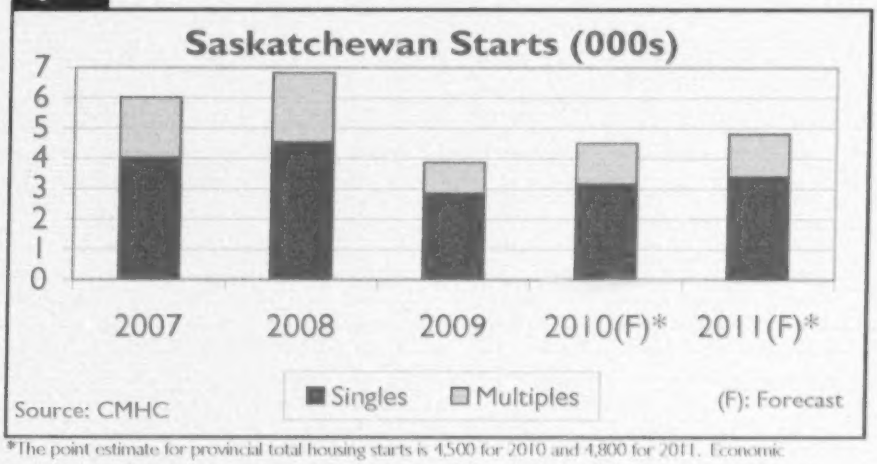
The population of Saskatchewan will continue to grow, helped by positive inter-provincial and international migration. Combined, net migration will add over 10,000 people each year over the forecast period, which will support housing demand. Since 2007, Saskatchewan has benefited from migration flows and this trend is expected to continue through 2011.

In Detail

Single Starts: Slower starts at the beginning of 2009 reduced the supply of single units. Sales improved during the second half of the year and builders responded by increasing starts. The momentum from the second half of 2009 will continue and single-detached starts will rise in 2010 and 2011 to 3,150 and 3,375 units, respectively.

Multiple Starts: Higher supply levels from earlier year's starts contributed to a lower level of production in 2009.

Figure 3



*The point estimate for provincial total housing starts is 4,500 for 2010 and 4,800 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 4,000-5,000 units for 2010 and 4,250-5,325 for 2011.

The industry addressed an imbalance between supply and demand by reducing new construction. Inventory levels will likely peak in early 2010, and as inventory levels are drawn down, this will cause multi-family starts to expand to 1,350 units in 2010. New construction will continue to improve in 2011, but will be below the elevated production of 2007 and 2008.

Resales: After a slow beginning of the year due to economic uncertainty, resales bounced back in the second half of 2009 and showed improvement from the prior year. By year-end, residential transactions in the province totalled 10,856 units in 2009, a 6.4 per cent gain over the previous year. Slower growth in average prices combined with low mortgage rates will continue to sustain resale growth in 2010. MLS® unit resales will be 11,500 in 2010 and 11,900 in 2011.

Prices: Following price growth of 32 per cent and 29 per cent in 2007 and 2008, price growth in 2009 was reduced to single digits as provincial markets moved from strong sellers conditions to those characteristic of a balanced market. Although active listings are trending down from historical highs set in early 2009, the buyer still has considerable choice and this will continue to moderate price growth to $239,000 in 2010. By 2011, improved market balance will allow prices to rise by about 4 per cent to $248,000.

Manitoba

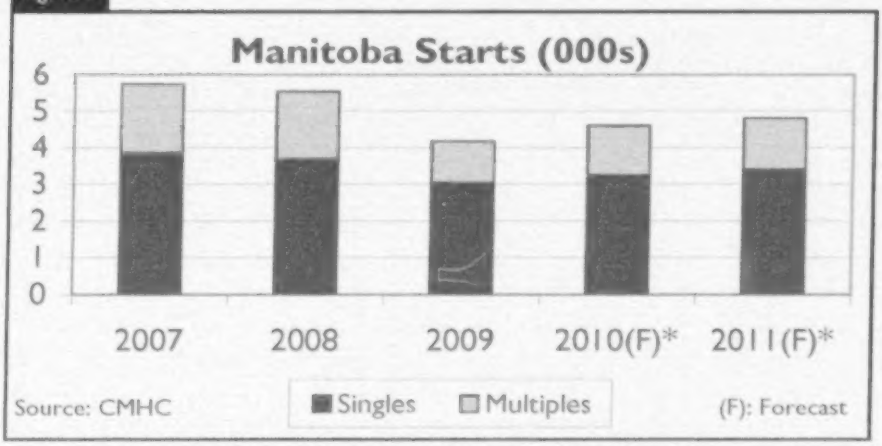
Overview

Following a contraction of economic activity in 2009, Manitoba's economy is expected to rebound with 2.3 and 2.7 per cent growth in 2010 and 2011, respectively. Strength will come in the form of several major capital projects around the province. Much of the capital work has multi-year timelines and will thus contribute to overall economic activity throughout the forecast horizon and beyond.

The broad based gains in base and precious metal prices will serve as a boost to Manitoba's mining sector. Several new and newly reopened mines will be well positioned to take advantage of the gains in zinc, nickel, and gold prices, all of which are higher than they were one year ago. Expect elevated production and exports in 2010 and 2011 as international demand improves and new sources of supply become fully operational.

Migration to the province will continue to drive population growth. Manitoba has welcomed 9,272 net migrants over the first three-quarters of 2009, most from international sources. The province has a target to admit 20,000 international immigrants by 2016. Over the forecast period, housing starts will rise and be supported by the new households generated by an expanding population. An improving economy and strong household formation due to high levels of net migration will support housing demand. Housing starts will increase to 4,600 units in 2010 and to 4,800 units in 2011.

Figure 4



*The point estimate for provincial total housing starts is 4,600 for 2010 and 4,800 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 4,100-5,100 units for 2010 and 4,300-5,300 for 2011.

In Detail

Single Starts: Single-detached starts will increase in 2010 as demand strengthens. The last four months of 2009 saw a significant uptick in homes sales activity, pointing to a strong start to the new year. Single starts will be 3,250 units in 2010 and 3,400 units in 2011.

Multiple Starts: Multi-family starts will move higher in 2010 after moderating in 2009. Much of the activity, however, will be units slated for rental tenure as persistently low vacancy rates encourage new rental construction. It is forecast that there will be 1,350 multiple starts in 2010 and 1,400 in 2011.

Resales: MLS® sales rebounded strongly in the second half of 2009 as buyers took advantage of low mortgage rates and improved affordability. Expect demand to remain robust in both 2010 and 2011 as MLS® sales reach 13,500 and 13,800 units, respectively. While the pace of growth will moderate from that witnessed in the last half of 2009, annual sales will increase year to year and approach levels seen in 2007 and 2008.

Prices: Growth in MLS® average prices will moderate in 2010 as the supply of listings increases relative to sales. Growth in existing home prices will remain modest in 2011.

Ontario

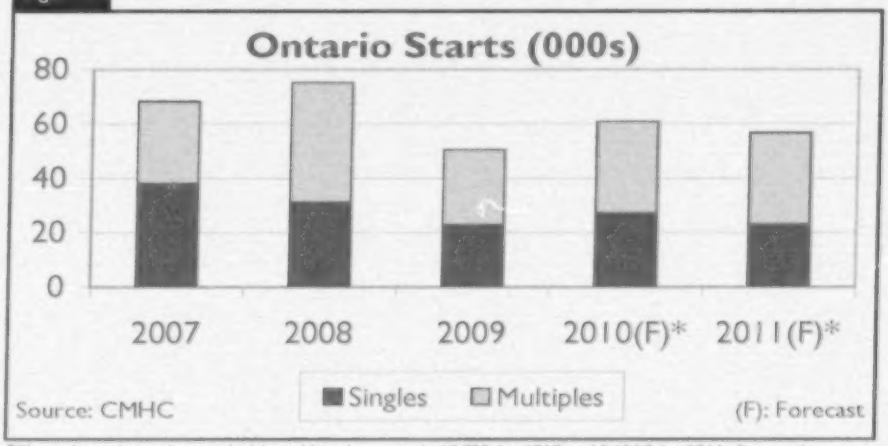
Overview

Ontario new home construction will strengthen from current levels over the next several years, growing by nearly 20 per cent in 2010 to reach 60,900 units. This after a nearly 33 per cent decline to 50,370 units in 2009. A gradually improving provincial economy, improved financial market conditions and declining new home inventories will support housing activity. However, higher interest rates and more balanced resale markets will temper housing activity by 2011, despite stronger provincial economic growth.

Ontario's economy will gradually recover in 2010 before picking up steam in 2011. Economic growth will be 2.4 per cent in 2010 and 3.3 per cent in 2011. Key to a sustainable Ontario economic recovery is improving U.S. demand for Ontario's exports which, comprise a sizable share (55%) of provincial GDP. U.S. consumer rebate programs for housing and motor vehicles have boosted U.S. vehicle demand and helped stabilize output in some of Ontario's key goods producing sectors. A self sustaining recovery also requires increases in private consumer spending and investment across the province.

With respect to the proposed HST's effects on housing, some home purchases may be brought forward into the early part of 2010. Still, the introduction of the HST is only one of many factors that may affect the Ontario residential construction market in 2010. Most important is that a gradually improving economy will help boost Ontario total housing starts to about 60,700 units in 2010.

Figure 5



*The point estimate for provincial total housing starts is 60,700 for 2010 and 56,550 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 51,000-69,000 units for 2010 and 51,000-75,000 for 2011.

In Detail

Single Starts: Single starts have begun to recover and will continue to trend higher until the mid point of 2010. They will grow by about 19.5 per cent and reach 27,050 units thanks to improving economic conditions and declining inventories. As home prices and mortgage carrying costs rise, demand for more expensive housing will moderate in the second half of 2010 and into 2011.

Multiple Starts: Multi family home construction will grow by 21 per cent in 2010 reaching 33,650 units. Construction will be boosted by townhouse and apartment starts. A backlog of apartment unit sales that have yet to commence construction will also support the construction of multi-family units. Rising mortgage carrying costs will help support demand for less expensive multiple housing into 2011.

Resales: Ontario existing home sales rebounded in 2009 and reached a record level in the fourth quarter of the year. The strong pace seen in recent quarters reflects the release of pent-up demand built up in 2008 and early 2009. It also reflects households who sought to take advantage of historically low mortgage rates and favourable affordability conditions. The level of sales will not likely be sustained and will be more in line with economic fundamentals as interest rates move upwards. MLS® sales will moderate during the course of 2010 and into 2011.

Prices: After experiencing buyers market conditions in early 2009, Ontario resale markets have tightened and sellers' market conditions have re-emerged. As a result, existing home prices in Ontario increased steadily during 2009. The upward momentum in resale prices will moderate in 2010 and 2011 as sales trend lower relative to the supply of homes listed for sale.

Quebec

Overview

A recovering economy, favourable borrowing conditions and strong migratory flows will fuel Quebec's housing markets this year and next. Sales of existing homes will stay above the 80,000 mark this year and more than 43,000 new homes will be started in the province.

In the latter stages of 2009, the impact of improving global and national economic environments was apparent in Quebec's economy. Both household spending and private investment started to grow again, while exports reacted positively to increased global demand. Whereas a share of the growth in 2010 will stem from various fiscal measures, 2011 will see the private sector contributing to provincial growth.

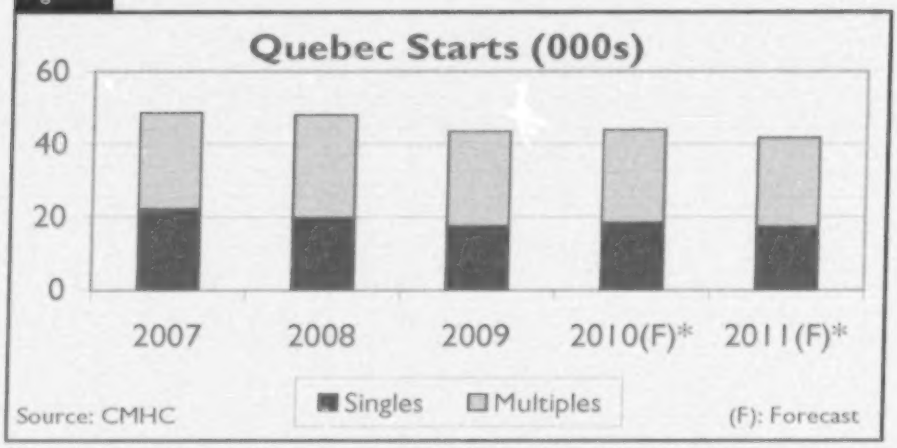
Given this context, the Quebec economy is forecast to grow by just over 2.1 per cent in 2010 and by 3.0 per cent in 2011.

A variety of demographic factors will also sustain the province's housing markets in the coming years. Growing net migration to the province will continue to have a positive impact on the rental and resale markets. In addition, population aging and the recently higher birth rate will likely prompt households to adjust their housing needs.

In Detail

Single Starts: Starts of single detached homes will benefit from the improved economic and financial environment and from the reduced supply on the resale market. However, a portion of the rising demand will be diverted to less expensive alternatives such as existing homes and multiple family dwellings (semi-detached houses and town homes). About 18,350 single-detached starts are expected in 2010 and 17,350 in 2011.

Figure 6



*The point estimate for provincial total housing starts is 43,850 for 2010 and 41,650 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 40,500-46,500 units for 2010 and 37,000-45,300 for 2011.

Multiple Starts: Activity in this market segment will be curbed by two factors: the current level of supply, which will remain relatively high, and by the lower growth rate of the population aged 75 and over, which will limit demand for retirement homes. Accordingly, it is expected that multiple starts will drop to 25,500 units in 2010 and to 24,300 in 2011.

Resales: Following a strong recovery in 2009, MLS® sales will moderate during the course of 2010 from the record level established in the fourth quarter of 2009. Sales of existing condominiums (town houses or apartments) will again be an important component of the total. This year, Multiple Listing Service (MLS®) will record 81,250 unit sales, while 2011 will see 80,000 units sales.

Prices: Decreasing but high existing home sales activity and a limited supply of listings will continue to exert some upward pressure on prices in Quebec's resale market. Growth in the resale market will, nevertheless, moderate due to less tight market conditions. MLS® price growth is forecast to be 3.8 per cent in 2010 and 2.6 per cent in 2011.

New Brunswick

Overview

The moderate economic decline observed in New Brunswick during 2009 resulted mostly from soft commodity prices, combined with the higher Canadian dollar and a moderate slowdown in capital spending.

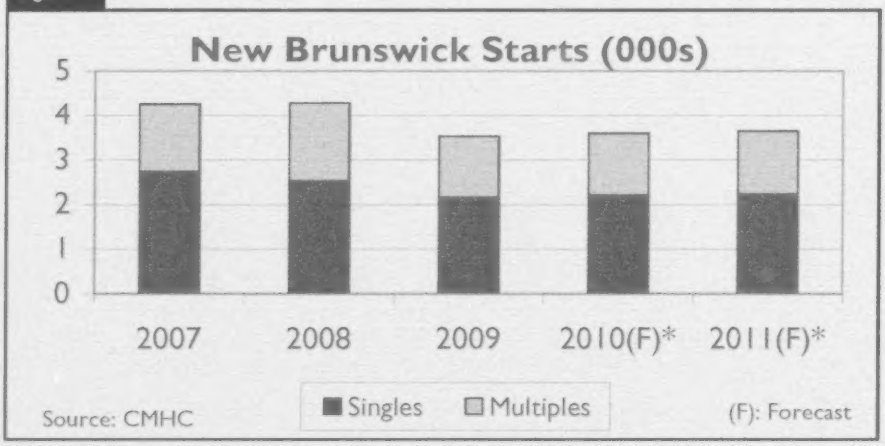
The improving global economy will benefit the provincial economy and will contribute to positive employment and economic growth this year and in 2011. The provincial economy will grow by 1.2 per cent during 2010 and by 1.4 per cent during 2011.

Economic growth in the province will also be supported by increased spending on infrastructure projects at both the provincial and municipal level. Several new capital projects announced this past year could provide some additional spark to the provincial economy. Consumer spending is also expected to continue improving as a result of the gradual recovery in the labour market. Gradually improving economic fundamentals will support a modest increase in housing demand in 2010 and 2011 when housing starts will reach 3,590 units and 3,640 units, respectively.

In Detail

Single Starts: Although net-migration to large urban centres is expected to remain positive, any increase in demand for single homes will be moderate. Expect single starts to reach 2,200 units in 2010, with a subsequent increase to 2,225 units in 2011.

Figure 7



*The point estimate for provincial total housing starts is 3,590 for 2010 and 3,640 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 3,250-3,850 units for 2010 and 3,275-3,975 for 2011.

Multiple Starts: A moderate decline in multiple starts, particularly apartments, in both Saint John and Fredericton is expected in 2010. In Moncton, a rebound in apartment starts is expected in 2010 after a significant year-over-year decline in 2009. Furthermore, semi-detached starts, which have outpaced apartment starts in Greater Moncton in recent years, are expected to remain strong in 2010. Across the province, we expect an increase in multiple starts to 1,390 units in 2010, with a further increase to 1,415 units in 2011.

Resales: Historically low mortgage rates helped bolster the resale market in 2009. While mortgage rates will remain low in 2010, resale market demand is not expected to increase significantly. A moderate increase in MLS® sales to 7,175 units is expected in 2010, with a further increase to 7,350 units in 2011.

Prices: New listings in the province's urban centres were at historically high levels as 2009 ended. As such, they will help to curtail price growth, which is nonetheless expected to remain positive in 2010 and 2011.

Nova Scotia

Overview

Economic activity decreased in 2009, but a rebound is expected this year and next with GDP growth reaching 1.5 per cent in 2010 and 1.7 per cent in 2011.

Weaker commodity prices combined with a stronger dollar are impacting exporters and the manufacturing sector. The outlook will continue to be supported by energy related projects and other non-residential investments in 2010.

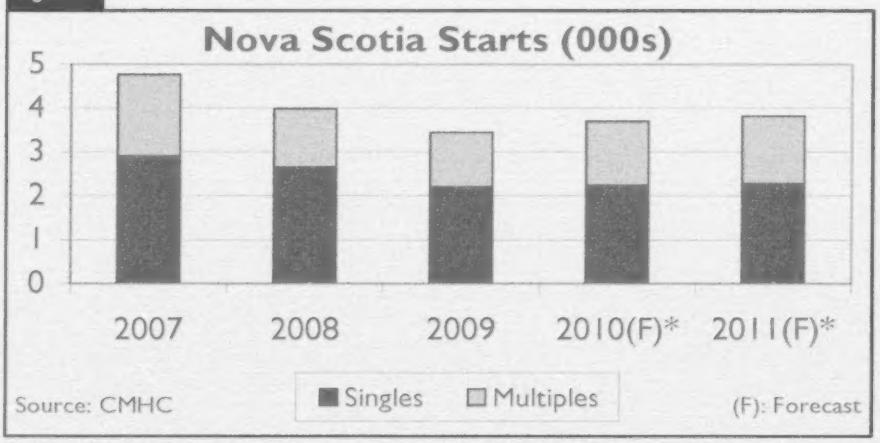
Overall economic growth will continue to ramp-up in 2010 and 2011 as energy related investments continue to move to the construction phase. Improving economic conditions will support an increase in housing starts to 3,690 units in 2010 and 3,810 units in 2011.

In Detail

Single Starts: Single starts declined in the first half of 2009, however, they levelled off in the summer and began to show signs of growth. Single starts will rebound in 2010 and 2011. Expect single-detached starts to climb to 2,230 units in 2010 and to 2,260 units in 2011.

Multiple Starts: The multi-residential segment of the housing market showed weakness in 2008 and through the first half of 2009. Multiple starts improved during the second half of 2009 due mostly to higher levels of apartment construction in Halifax. As economic conditions continue to improve in 2010, expect multiple starts to rebound by about 20.5 per cent to 1,460 units due to rising demand for semi-detached and row-style units and higher levels of apartment construction. In 2011, multiple starts will rise a further 3.3 per cent to 1,550 units.

Figure 8



*The point estimate for provincial total housing starts is 3,690 for 2010 and 3,810 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 3,275-3,975 units for 2010 and 3,375-4,125 for 2011.

Resales: Existing home sales in Nova Scotia began to see sharp declines late in 2008. The downward trend continued into the first half of 2009 before moderating in the summer and fall months. The MLS® recovery in sales will continue in 2010 when existing home sales will reach 10,200. In 2011, MLS® sales will be 10,400 units.

Prices: In spite of declining sales activity in 2008 and 2009, average existing home prices continued to rise. Above average priced homes saw a higher percentage of sales in the market than in recent years, which contributed to overall price growth in the province. Looking ahead, as the supply of listings increases relative to sales, growth in average prices will moderate in 2010 and 2011.

Prince Edward Island

Overview

The provincial economy is forecast to strengthen. Growth in the province's economy is expected to be 1.3 per cent in 2010 and 1.5 per cent in 2011. Growth will be supported by capital investment and a recovering global economy.

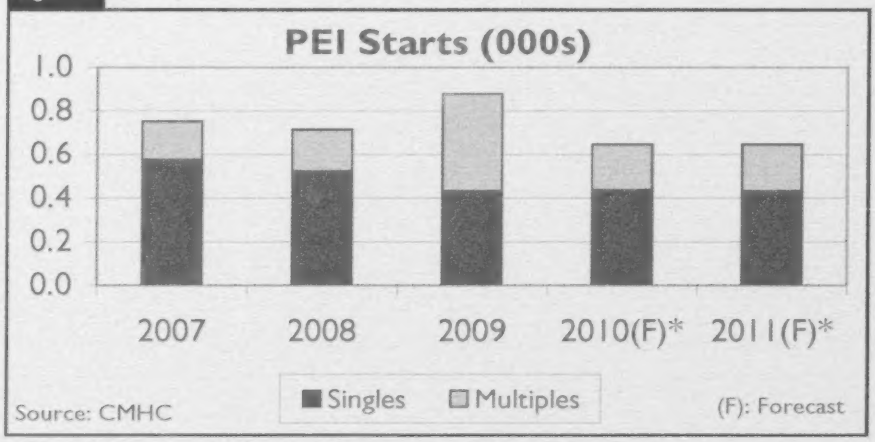
Consumer spending in Prince Edward Island has shown some improvement when compared to 2008; this as a result of a recovering trend in auto sales. Improving labour market conditions and growing labour income will also support a more positive outlook in 2010.

In Detail

Single Starts: Single detached construction will rebound in 2010 following a significant decline last year. However, construction will remain well below levels experienced in recent years. In-migration will continue to be a positive factor, along with employment at near record levels. The current forecast calls for 435 units in 2010 and and 430 units in 2011.

Multiple Starts: Multiple unit starts will decline after reaching near record levels last year. The bulk of the drop will come from apartments as vacancy rates in Charlottetown have climbed and new construction from late 2009 will be added to market supply. As a result, expect to see a pullback to 210 units started in 2010 and 215 units in 2011.

Figure 9



*The point estimate for provincial total housing starts is 645 for 2010 and 645 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 575-700 units for 2010 and 625-725 for 2011.

Resales: The resale market on PEI has seen a decline since the peak in 2007, but has recently levelled off at a more sustainable level of just over 1,400 units. Sales of existing homes are expected to increase slightly over the next two years. Solid employment and positive demographic factors will help MLS® sales improve slightly to 1,425 units in 2010 and 1,450 units in 2011.

Prices: Growth in the average MLS® price will moderate in 2010 and 2011 as the supply of listings increases relative to the sales of existing homes.

Newfoundland and Labrador

Overview

An improving global economy will support commodity prices and will add to economic growth in 2010 as the mining and energy sectors continue to stabilize or increase production activity. As a result, GDP growth is forecast to rebound 2.2 per cent in 2010, with 3.0 per cent growth in 2011.

Capital project activity and on-going infrastructure spending will see provincial employment levels improve.

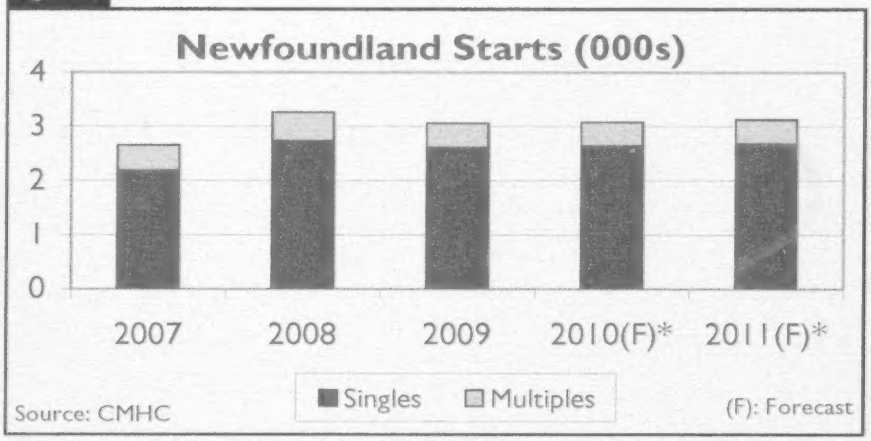
Significant growth in labour income resulted in positive retail sales in 2009. Consumer spending is expected to continue to improve as the labour market returns to positive growth in 2010 and 2011.

Energy and mining projects will continue to support the province's growth prospects in 2010. Additional growth stimulus will come from the province's significant infrastructure spending program over the course of the current forecast. There are high expectations toward the end of the forecast period, as a number of resource related projects may add to economic growth.

In Detail

Single Starts: An uncertain economic environment eroded growth in single-detached starts marginally in 2009. However, improvement is expected in 2010 and 2011, especially in the St. John's area. An improving labour market, low mortgage rates and continued population growth will provide support to the provincial single-detached housing market. A total of 2,635 starts are expected in 2010 and 2,675 starts in 2011.

Figure 10



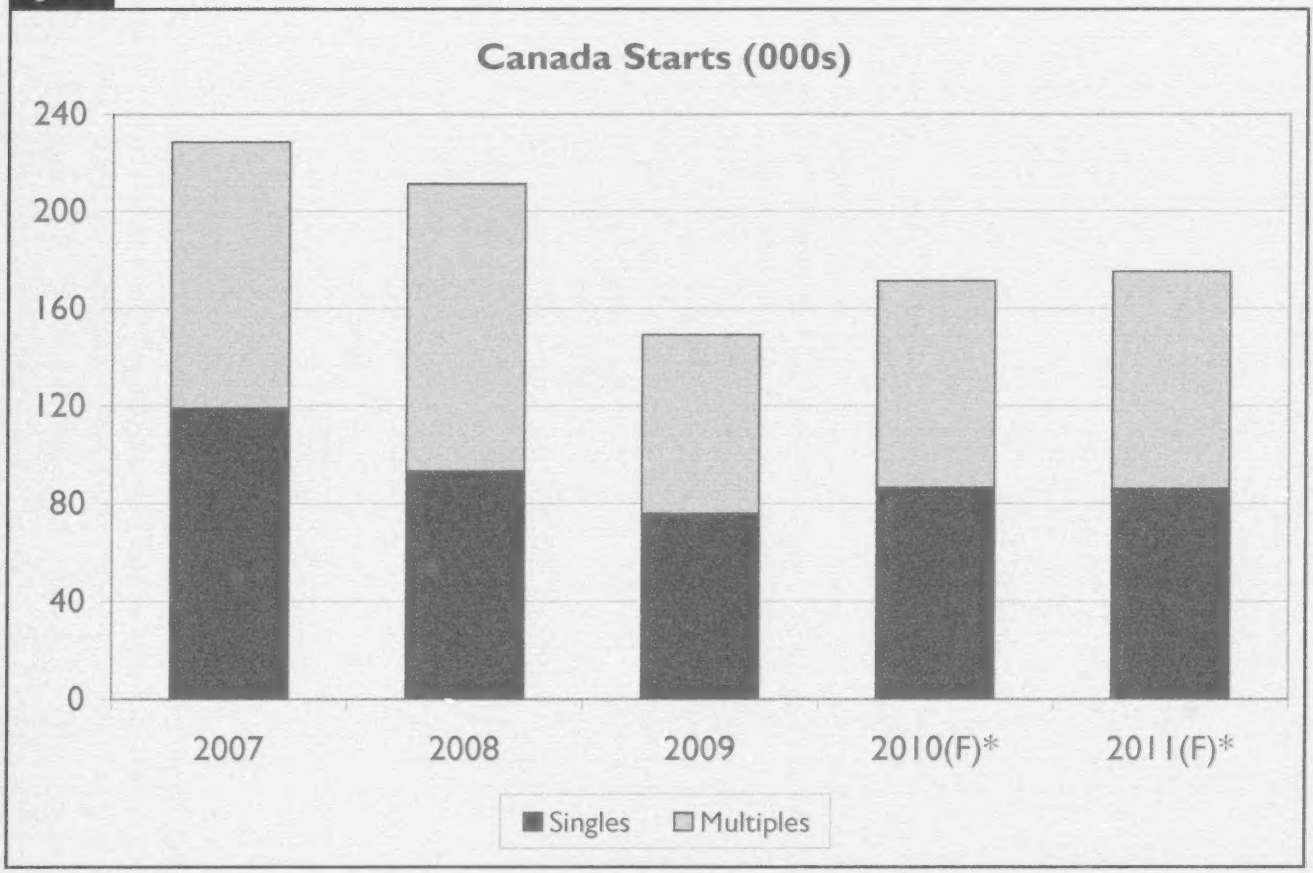
*The point estimate for provincial total housing starts is 3,075 for 2010 and 3,120 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 2,900-3,275 units for 2010 and 2,725-3,375 for 2011.

Multiple Starts: Multiple unit construction will remain stable in 2010 and 2011 at around 440 units per year. With higher construction costs and longer build times, the number of single-detached homes with basement apartments will remain low, as buyers opt for less expensive single unit dwellings. Condo development will continue to be driven by smaller households and an aging population, with construction of condo units priced under $350,000 expected to increase in the coming years. Income growth, paired with low mortgage rates, will stimulate first-time buyer demand for new semi-detached and row units.

Resales: Low mortgage rates and improving economic conditions will support modest increases in MLS® in 2010 and 2011 as inventory levels stabilize. Accordingly, MLS® sales will increase to 4,500 units in 2010 and 4,550 units in 2011.

Prices: A slight softening in demand for existing housing and a stable supply of inventory throughout the province will cause average MLS® house price growth to moderate over the forecast period.

Figure 11



*The point estimate for total housing starts is 172,350 for 2010 and 176,400 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 152,000-189,300 units for 2010 and 156,400-205,600 for 2010.

Table 1: Total Housing Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1(F)	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**2,498**	**2,234**	**2,649**	**3,261**	**3,057**	**3,075**	**3,120**	**3,300**	**3,040**	**2,930**	**3,040**
%	-13.0	-10.6	18.6	23.1	-6.3	0.6	1.5	-5.7	-7.9	-3.6	3.8
PEI	**862**	**738**	**750**	**712**	**877**	**645**	**645**	**715**	**850**	**500**	**515**
%	-6.2	-14.4	1.6	-5.1	23.2	-26.5	0.0	-40.4	18.9	-41.2	3.0
NS	**4,775**	**4,896**	**4,750**	**3,982**	**3,438**	**3,690**	**3,810**	**3,575**	**3,765**	**3,750**	**3,675**
%	1.2	2.5	-3.0	-16.2	-13.7	7.3	3.2	15.3	5.3	-0.4	-2.0
NB	**3,959**	**4,085**	**4,242**	**4,274**	**3,521**	**3,590**	**3,640**	**3,675**	**3,750**	**3,425**	**3,510**
%	0.3	3.2	3.8	0.8	-17.6	2.0	1.4	2.1	2.0	-8.7	2.5
QUE	**50,910**	**47,877**	**48,553**	**47,901**	**43,403**	**43,850**	**41,650**	**45,850**	**44,250**	**42,950**	**42,450**
%	-12.9	-6.0	1.4	-1.3	-9.4	1.0	-5.0	-0.1	-3.5	-2.9	-1.2
ONT	**78,795**	**73,417**	**68,123**	**75,076**	**50,370**	**60,700**	**56,550**	**58,300**	**62,800**	**59,900**	**61,800**
%	-7.4	-6.8	-7.2	10.2	-32.9	20.5	-6.8	2.1	7.7	-4.6	3.2
MAN	**4,731**	**5,028**	**5,738**	**5,537**	**4,174**	**4,600**	**4,800**	**4,350**	**4,600**	**4,700**	**4,750**
%	6.6	6.3	14.1	-3.5	-24.6	10.2	4.3	11.5	5.7	2.2	1.1
SASK	**3,437**	**3,715**	**6,007**	**6,828**	**3,866**	**4,500**	**4,800**	**4,600**	**4,400**	**4,300**	**4,700**
%	-9.1	8.1	61.7	13.7	-43.4	16.4	6.7	-8.0	-4.3	-2.3	9.3
ALTA	**40,847**	**48,962**	**48,336**	**29,164**	**20,298**	**24,500**	**29,900**	**24,800**	**24,300**	**24,200**	**24,700**
%	12.6	19.9	-1.3	-39.7	-30.4	20.7	22.0	-8.1	-2.0	-0.4	2.1
BC	**34,667**	**36,443**	**39,195**	**34,321**	**16,077**	**22,050**	**26,200**	**22,100**	**21,300**	**21,800**	**23,000**
%	5.3	5.1	7.6	-12.4	-53.2	37.2	18.8	6.8	-3.6	2.3	5.5
CAN*	**225,481**	**227,395**	**228,343**	**211,056**	**149,081**	**171,250**	**175,150**	**171,265**	**173,055**	**168,455**	**172,140**
%	-3.4	0.8	0.4	-7.6	-29.4	14.9	2.3	0.2	1.0	-2.7	2.2

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national total housing starts is 171,250 units for 2010 and 175,150 units for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 152,000-189,300 units for 2010 and 156,400-205,600 units for 2011.

Table 2: Single-Detached Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1(F)	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**2,005**	**1,864**	**2,184**	**2,725**	**2,606**	**2,635**	**2,675**	**2,700**	**2,650**	**2,600**	**2,600**
%	-10.0	-7.0	17.2	24.8	-4.4	1.1	1.5	0.0	-1.9	-1.9	0.0
PEI	**634**	**512**	**573**	**521**	**430**	**435**	**430**	**500**	**450**	**400**	**390**
%	-7.0	-19.2	11.9	-9.1	-17.5	1.2	-1.1	0.0	-10.0	-11.1	-2.5
NS	**3,010**	**2,757**	**2,887**	**2,636**	**2,193**	**2,230**	**2,260**	**2,350**	**2,300**	**2,100**	**2,175**
%	-8.0	-8.4	4.7	-8.7	-16.8	1.7	1.3	2.2	-2.1	-8.7	3.6
NB	**2,665**	**2,445**	**2,733**	**2,519**	**2,154**	**2,200**	**2,225**	**2,425**	**2,300**	**2,025**	**2,050**
%	-10.3	-8.3	11.8	-7.8	-14.5	2.1	1.1	10.2	-5.2	-12.0	1.2
QUE	**23,930**	**21,917**	**22,177**	**19,778**	**17,535**	**18,350**	**17,350**	**19,600**	**18,500**	**17,700**	**17,700**
%	-17.1	-8.4	1.2	-10.8	-11.3	4.6	-5.4	2.1	-5.6	-4.3	0.0
ONT	**41,682**	**38,309**	**37,910**	**31,108**	**22,634**	**27,050**	**22,850**	**28,800**	**30,800**	**24,800**	**23,800**
%	-14.8	-8.1	-1.0	-17.9	-27.2	19.5	-15.5	2.5	6.9	-19.5	-4.0
MAN	**3,709**	**3,552**	**3,857**	**3,690**	**3,042**	**3,250**	**3,400**	**3,150**	**3,250**	**3,250**	**3,350**
%	6.5	-4.2	8.6	-4.3	-17.6	6.8	4.6	1.6	3.2	0.0	3.1
SASK	**2,425**	**2,689**	**4,017**	**4,518**	**2,829**	**3,150**	**3,375**	**3,200**	**3,100**	**3,000**	**3,300**
%	10.6	10.9	49.4	12.5	-37.4	11.3	7.1	-8.6	-3.1	-3.2	10.0
ALTA	**26,684**	**31,835**	**28,105**	**14,716**	**14,344**	**17,000**	**20,300**	**17,500**	**17,000**	**16,500**	**17,000**
%	18.7	19.3	-11.7	-47.6	-2.5	18.5	19.4	-7.4	-2.9	-2.9	3.0
BC	**13,719**	**15,433**	**14,474**	**10,991**	**7,892**	**10,150**	**11,000**	**10,900**	**10,300**	**9,800**	**9,600**
%	-2.4	12.5	-6.2	-24.1	-28.2	28.6	8.4	-5.2	-5.5	-4.9	-2.0
CAN*	**120,463**	**121,313**	**118,917**	**93,202**	**75,659**	**86,450**	**85,850**	**91,125**	**90,650**	**82,175**	**81,965**
%	-6.7	0.7	-2.0	-21.6	-18.8	14.3	-0.7	-1.0	-0.5	-9.3	-0.3

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national single-detached starts is 86,450 for 2010 and 85,850 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 77,800-96,150 units for 2010 and from 76,500-101,250 units for 2011.

Table 3: Multiple Starts
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1(F)	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**493**	**370**	**465**	**536**	**451**	**440**	**445**	**600**	**390**	**330**	**440**
%	-23.1	-24.9	25.7	15.3	-15.9	-2.4	1.1	-25.0	-35.0	-15.4	33.3
PEI	**228**	**226**	**177**	**191**	**447**	**210**	**215**	**215**	**400**	**100**	**125**
%	-3.8	-0.9	-21.7	7.9	134.0	-53.0	2.4	-69.3	86.0	-75.0	25.0
NS	**1,765**	**2,139**	**1,863**	**1,346**	**1,245**	**1,460**	**1,550**	**1,225**	**1,465**	**1,650**	**1,500**
%	22.0	21.2	-12.9	-27.8	-7.5	17.3	6.2	53.1	19.6	12.6	-9.1
NB	**1,294**	**1,640**	**1,509**	**1,755**	**1,367**	**1,390**	**1,415**	**1,250**	**1,450**	**1,400**	**1,460**
%	32.4	26.7	-8.0	16.3	-22.1	1.7	1.8	-10.7	16.0	-3.4	4.3
QUE	**26,980**	**25,960**	**26,376**	**28,123**	**25,868**	**25,500**	**24,300**	**26,250**	**25,750**	**25,250**	**24,750**
%	-8.8	-3.8	1.6	6.6	-8.0	-1.4	-4.7	-1.7	-1.9	-1.9	-2.0
ONT	**37,113**	**35,108**	**30,213**	**43,968**	**27,736**	**33,650**	**33,700**	**29,500**	**32,000**	**35,100**	**38,000**
%	2.6	-5.4	-13.9	45.5	-36.9	21.3	0.1	1.7	8.5	9.7	8.3
MAN	**1,022**	**1,476**	**1,881**	**1,847**	**1,132**	**1,350**	**1,400**	**1,200**	**1,350**	**1,450**	**1,400**
%	6.9	44.4	27.4	-1.8	-38.7	19.3	3.7	50.0	12.5	7.4	-3.4
SASK	**1,012**	**1,026**	**1,990**	**2,310**	**1,037**	**1,350**	**1,425**	**1,400**	**1,300**	**1,300**	**1,400**
%	-36.3	1.4	94.0	16.1	-55.1	30.2	5.6	-6.7	-7.1	0.0	7.7
ALTA	**14,163**	**17,127**	**20,231**	**14,448**	**5,954**	**7,500**	**9,600**	**7,300**	**7,300**	**7,700**	**7,700**
%	2.8	20.9	18.1	-28.6	-58.8	26.0	28.0	-9.9	0.0	5.5	0.0
BC	**20,948**	**21,010**	**24,721**	**23,330**	**8,185**	**11,900**	**15,200**	**11,200**	**11,000**	**12,000**	**13,400**
%	11.0	0.3	17.7	-5.6	-64.9	45.4	27.7	21.7	-1.8	9.1	11.7
CAN*	**105,018**	**106,082**	**109,426**	**117,854**	**73,422**	**84,800**	**89,300**	**80,140**	**82,405**	**86,280**	**90,175**
%	0.7	1.0	3.2	7.7	-37.7	15.5	5.3	1.4	2.8	4.7	4.5

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national multiple starts is 84,800 for 2010 and 89,300 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 74,200-93,150 units for 2010 and from 79,900-104,350 units for 2011.

Table 4: Housing Starts by Type (Units)

		2005	2006	2007	2008	2009	2010(F)	2011(F)
NF	Semi-Detached	151	122	133	169	55	65	65
	Row	31	39	72	108	92	75	55
	Apartment	311	209	260	259	304	300	325
	Total	493	370	465	536	451	440	445
PEI	Semi-Detached	111	62	100	59	56	50	50
	Row	75	13	23	54	68	60	65
	Apartment	42	151	54	78	323	100	100
	Total	228	226	177	191	447	210	215
NS	Semi-Detached	301	353	333	328	274	275	275
	Row	265	255	221	219	187	235	250
	Apartment	1,199	1,531	1,309	799	784	950	1,025
	Total	1,765	2,139	1,863	1,346	1,245	1,460	1,550
NB	Semi-Detached	391	482	530	584	449	465	475
	Row	203	275	195	235	220	200	200
	Apartment	700	883	784	936	698	725	740
	Total	1,294	1,640	1,509	1,755	1,367	1,390	1,415
QC	Semi-Detached	2,678	2,599	2,750	3,491	3,438	3,600	3,450
	Row	1,074	1,343	1,934	1,918	1,633	1,650	1,600
	Apartment	23,228	22,018	21,692	22,714	20,797	20,250	19,250
	Total	26,980	25,960	26,376	28,123	25,868	25,500	24,300
ON	Semi-Detached	4,673	4,393	4,284	3,415	3,007	3,440	3,190
	Row	12,537	11,046	11,255	11,212	7,121	8,640	8,800
	Apartment	19,903	19,669	14,674	29,341	17,608	21,570	21,710
	Total	37,113	35,108	30,213	43,968	27,736	33,650	33,700
MAN	Semi-Detached	133	178	175	168	191	156	163
	Row	161	158	198	480	307	299	312
	Apartment	728	1,140	1,508	1,199	634	895	925
	Total	1,022	1,476	1,881	1,847	1,132	1,350	1,400
SK	Semi-Detached	236	123	317	251	138	144	177
	Row	378	423	831	506	350	450	432
	Apartment	398	480	842	1,553	549	756	816
	Total	1,012	1,026	1,990	2,310	1,037	1,350	1,425
ALB	Semi-Detached	3,012	3,807	3,699	2,125	2,267	2,134	2,316
	Row	2,951	2,935	4,377	2,210	1,654	1,812	1,963
	Apartment	8,200	10,385	12,155	10,113	2,033	3,554	5,321
	Total	14,163	17,127	20,231	14,448	5,954	7,500	9,600
B.C.	Semi-Detached	1,791	2,239	2,111	2,061	1,239	1,700	2,100
	Row	4,459	4,476	4,175	3,926	2,276	3,000	3,300
	Apartment	14,698	14,295	18,435	17,343	4,670	7,200	9,800
	Total	20,948	21,010	24,721	23,330	8,185	11,900	15,200
CAN*	Semi-Detached	13,477	14,358	14,432	12,651	11,114	12,079	12,311
	Row	22,134	20,963	23,281	20,868	13,908	16,421	16,977
	Apartment	69,407	70,761	71,713	84,335	48,400	56,300	60,012
	Total	105,018	106,082	109,426	117,854	73,422	84,800	89,300

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1(F)	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**3,211**	**3,537**	**4,471**	**4,695**	**4,416**	**4,500**	**4,550**	**4,650**	**4,500**	**4,400**	**4,450**
%	-1.7	10.2	26.4	5.0	-5.9	1.9	1.1	-3.8	-3.2	-2.2	1.1
PEI	**1,449**	**1,492**	**1,769**	**1,413**	**1,404**	**1,425**	**1,450**	**1,475**	**1,400**	**1,375**	**1,450**
%	-3.4	3.0	18.6	-20.1	-0.6	1.5	1.8	3.6	-5.1	-1.8	5.5
NS	**10,948**	**10,697**	**11,857**	**10,869**	**10,021**	**10,200**	**10,400**	**10,600**	**10,200**	**9,800**	**10,200**
%	23.2	-2.3	10.8	-8.3	-7.8	1.8	2.0	-3.2	-3.8	-3.9	4.1
NB	**6,836**	**7,125**	**8,161**	**7,555**	**7,003**	**7,175**	**7,350**	**7,100**	**7,400**	**7,000**	**7,200**
%	14.3	4.2	14.5	-7.4	-7.3	2.5	2.4	-3.8	4.2	-5.4	2.9
QUE	**70,385**	**71,622**	**80,649**	**76,762**	**79,290**	**81,250**	**80,000**	**88,000**	**79,000**	**79,000**	**79,000**
%	3.1	1.8	12.6	-4.8	3.3	2.5	-1.5	-2.6	-10.2	0.0	0.0
ONT	**197,140**	**194,930**	**213,379**	**181,001**	**195,840**	**200,600**	**185,000**	**210,000**	**208,500**	**193,000**	**191,000**
%	-0.1	-1.1	9.5	-15.2	8.2	2.4	-7.8	-10.3	-0.7	-7.4	-1.0
MAN	**12,761**	**13,018**	**13,928**	**13,525**	**13,086**	**13,500**	**13,800**	**13,200**	**14,000**	**13,600**	**13,200**
%	5.5	2.0	7.0	-2.9	-3.2	3.2	2.2	-4.2	6.1	-2.9	-2.9
SASK	**8,312**	**9,140**	**12,054**	**10,194**	**10,856**	**11,500**	**11,900**	**11,600**	**12,400**	**10,800**	**11,200**
%	1.7	10.0	31.9	-15.4	6.5	5.9	3.5	-0.8	6.9	-12.9	3.7
ALTA	**65,866**	**74,350**	**71,430**	**56,399**	**57,786**	**64,000**	**66,500**	**66,000**	**65,200**	**62,800**	**62,000**
%	14.6	12.9	-3.9	-21.0	2.5	10.8	3.9	1.7	-1.2	-3.7	-1.3
BC	**106,310**	**96,671**	**102,805**	**68,923**	**85,028**	**92,500**	**89,000**	**105,000**	**92,000**	**88,000**	**85,000**
%	10.3	-9.1	6.3	-33.0	23.4	8.8	-3.8	-6.1	-12.4	-4.3	-3.4
CAN*	**483,218**	**482,582**	**520,503**	**431,336**	**464,730**	**486,700**	**469,950**	**517,625**	**494,600**	**469,775**	**464,700**
%	5.2	-0.1	7.9	-17.1	7.7	4.7	-3.4	-6.2	-4.4	-5.0	-1.1

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national residential resales is 486,700 for 2010 and 469,950 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 455,350-509,900 units for 2010 and from 426,300-494,600 units for 2011.

Table 6: Average Residential Resale Price
(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1(F)	2010Q2(F)	2010Q3(F)	2010Q4(F)
NFLD	**141,167**	**139,542**	**149,258**	**178,477**	**206,374**	**225,000**	**235,000**	**222,700**	**224,200**	**225,600**	**227,600**
%	7.4	-1.2	7.0	19.6	15.6	9.0	4.4	4.5	0.7	0.6	0.9
PEI	**117,237**	**125,430**	**133,457**	**139,944**	**146,044**	**150,000**	**153,500**	**147,705**	**147,455**	**150,680**	**154,255**
%	5.8	7.0	6.4	4.9	4.4	2.7	2.3	4.6	-0.2	2.2	2.4
NS	**159,221**	**168,614**	**180,989**	**189,932**	**196,690**	**201,000**	**205,000**	**199,804**	**201,404**	**200,404**	**202,404**
%	9.0	5.9	7.3	4.9	3.6	2.2	2.0	-2.0	0.8	-0.5	1.0
NB	**120,641**	**126,864**	**136,603**	**145,762**	**154,906**	**159,000**	**163,000**	**158,516**	**157,216**	**159,416**	**160,916**
%	6.8	5.2	7.7	6.7	6.3	2.6	2.5	-0.3	-0.8	1.4	0.9
QUE	**184,492**	**195,171**	**207,530**	**215,307**	**225,412**	**233,900**	**240,000**	**231,000**	**233,000**	**235,000**	**237,000**
%	7.4	5.8	6.3	3.7	4.7	3.8	2.6	0.5	0.9	0.9	0.9
ONT	**262,949**	**278,364**	**299,544**	**302,354**	**318,366**	**343,000**	**349,100**	**340,500**	**342,500**	**343,870**	**345,250**
%	7.2	5.9	7.6	0.9	5.3	7.7	1.8	0.6	0.6	0.4	0.4
MAN	**133,854**	**150,229**	**169,189**	**190,296**	**201,343**	**211,000**	**219,000**	**209,000**	**210,972**	**212,000**	**212,000**
%	12.3	12.2	12.6	12.5	5.8	4.8	3.8	0.3	0.9	0.5	0.0
SASK	**122,765**	**132,078**	**174,405**	**224,592**	**233,695**	**239,000**	**248,000**	**234,500**	**239,000**	**240,000**	**242,697**
%	10.8	7.6	32.0	28.8	4.1	2.3	3.8	-4.4	1.9	0.4	1.1
ALTA	**218,266**	**285,383**	**356,235**	**352,857**	**341,201**	**358,500**	**372,500**	**357,500**	**358,000**	**358,600**	**360,000**
%	12.1	30.7	24.8	-0.9	-3.3	5.1	3.9	0.4	0.1	0.2	0.4
BC	**332,224**	**390,963**	**439,119**	**454,599**	**465,725**	**487,000**	**492,100**	**496,000**	**488,000**	**484,000**	**478,000**
%	14.9	17.7	12.3	3.5	2.4	4.6	1.0	0.4	-1.6	-0.8	-1.2
CAN*	**249,241**	**277,267**	**307,137**	**304,986**	**320,362**	**340,700**	**346,700**	**342,881**	**340,490**	**340,160**	**339,126**
%	10.0	11.2	10.8	-0.7	5.0	6.3	1.8	0.2	-0.7	-0.1	-0.3

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national average price is $340,700 for 2010 and $346,700 for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from $334,600-$346,300 for 2010 and from $338,700-$362,500 for 2011.

Table 7: Employment
(annual percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	-0.1	0.7	0.6	1.5	-2.4	1.3	1.5
PEI	1.9	0.6	1.0	1.3	-1.0	0.8	1.1
NS	0.2	-0.3	1.3	1.3	-0.1	1.0	1.2
NB	0.1	1.4	2.1	0.9	0.1	0.8	1.0
QUE	1.0	1.3	2.3	0.8	-1.0	0.9	1.8
ONT	1.3	1.5	1.6	1.4	-2.4	0.6	1.7
MAN	0.6	1.2	1.6	1.7	0.0	0.3	1.2
SASK	0.8	1.7	2.1	2.2	1.5	0.8	1.4
ALTA	1.5	4.8	4.7	2.8	-1.3	1.2	2.0
BC	3.3	3.1	3.2	2.1	-2.4	1.5	2.4
CAN*	1.4	1.9	2.3	1.5	-1.6	0.9	1.8

Source: Statistics Canada.

(F) Forecast by CMHC

*The point estimate for the forecast of national employment growth is 0.9 per cent for 2010 and 1.8 per cent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from -0.1 per cent to 1.7 per cent in 2010 and 1.0 per cent to 2.3 per cent in 2011.

Table 8: Unemployment Rate
(percent)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	15.2	14.8	13.6	13.2	15.4	15.1	14.6
PEI	10.8	11.0	10.3	10.8	12.0	12.0	11.6
NS	8.4	7.9	8.0	7.7	9.2	9.2	9.0
NB	9.7	8.8	7.5	8.6	8.9	8.9	8.6
QUE	8.3	8.0	7.2	7.2	8.5	7.8	7.4
ONT	6.6	6.3	6.4	6.5	9.0	9.5	9.3
MAN	4.8	4.3	4.4	4.2	5.2	5.8	5.6
SASK	5.1	4.7	4.2	4.1	4.8	4.9	4.6
ALTA	3.9	3.4	3.5	3.6	6.6	6.3	5.4
BC	5.9	4.8	4.2	4.6	7.6	8.1	7.4
CAN*	6.8	6.3	6.0	6.1	8.3	8.4	8.1

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national unemployment is 8.4 per cent for 2010 and 8.1 per cent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 7.8 per cent to 9.0 per cent in 2010 and 7.0 per cent to 9.2 per cent in 2011.

Table 9: Gross Domestic Product
(annual percentage change)

	2005	2006	2007	2008	2009(F)	2010(F)	2011(F)
NFLD	2.2	3.5	9.1	0.5	-3.5	2.2	3.0
PEI	1.1	2.7	2.5	0.5	-0.4	1.3	1.5
NS	1.1	0.8	1.2	2.2	-0.8	1.5	1.7
NB	1.2	2.7	0.4	0.0	-1.0	1.2	1.4
QUE	1.8	1.7	2.8	1.0	-2.0	2.1	3.0
ONT	2.8	2.4	2.3	-0.5	-3.0	2.4	3.3
MAN	2.6	3.3	3.6	2.0	-0.9	2.3	2.7
SASK	3.1	-1.0	3.6	4.2	-2.0	2.8	3.0
ALTA	4.5	6.2	2.5	0.0	-2.8	2.7	3.4
BC	4.7	4.2	2.9	0.0	-2.5	2.7	2.8
CAN*	3.0	2.9	2.5	0.4	-2.5	2.6	3.2

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national GDP growth is 2.6 per cent for 2010 and 3.2 percent for 2011. Economic uncertainty is reflected by the current range of forecasts which varies from 2.1 per cent to 3.3 per cent in 2010 and 2.2 per cent to 3.9 per cent in 2011.

Table 10: Total Net Migration *
(number of persons)

	2005	2006	2007	2008	2009	2010(F)	2011(F)
NFLD	-4,476	-3,878	-1,695	791	3,625	1,850	1,200
PEI	16	-107	384	1,203	1,450	800	600
NS	-1,831	-2,199	-834	1,221	3,265	2,000	1,600
NB	-2,009	-2,849	693	1,031	1,775	750	650
QUE	29,035	28,118	32,698	39,158	48,051	49,500	50,500
ONT	102,789	84,048	87,174	90,196	90,564	96,350	101,500
MAN	-1,487	1,809	7,527	7,462	11,700	12,300	12,900
SASK	-7,481	-1,562	9,287	10,480	11,500	11,600	12,000
ALTA	62,106	70,990	47,939	65,936	47,500	50,000	53,000
BC	50,822	52,371	58,819	63,320	59,000	60,700	62,800
CAN**	227,484	226,741	241,992	280,798	278,430	285,850	296,750

Source: Statistics Canada.

(F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes Territories and Nunavut.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Victoria	2009	1,034	647	1.1	7,660	476,137	1.4	1,001
	2010(F)	1,570	830	1.0	7,800	508,000	1.2	1,050
	2011(F)	1,910	850	1.0	7,300	522,000	1.0	1,100
Vancouver*	2009	8,339	2,929	-6.3	36,257	592,441	2.1	1,164
	2010(F)	11,000	3,500	1.0	38,000	630,000	1.5	1,210
	2011(F)	14,500	4,000	3.0	37,000	647,000	1.2	1,250
Abbotsford	2009	365	210	n.a.	2,904	340,206	6.1	781
	2010(F)	500	220	n.a.	3,025	350,000	4.5	795
	2011(F)	550	220	n.a.	3,000	355,000	5.0	810
Kelowna	2009	657	404	n.a.	3,660	400,450	3.0	897
	2010(F)	950	525	n.a.	4,100	425,000	3.0	890
	2011(F)	1,075	600	n.a.	4,300	445,000	2.5	910
Edmonton	2009	6,317	3,897	-11.2	19,139	320,378	4.5	1,015
	2010(F)	8,050	5,050	2.0	21,000	333,000	3.7	1,040
	2011(F)	10,100	6,300	3.5	22,000	346,500	3.0	1,075
Calgary	2009	6,318	4,775	-6.7	24,880	385,882	5.3	1,099
	2010(F)	7,600	5,300	2.9	27,600	407,000	3.9	1,100
	2011(F)	9,200	6,100	3.4	28,500	423,000	3.1	1,125
Saskatoon	2009	1,428	1,101	-7.6	3,834	278,895	1.9	905
	2010(F)	1,600	1,200	0.0	4,100	285,000	3.0	925
	2011(F)	1,950	1,350	1.5	4,300	297,000	3.0	935
Regina	2009	930	569	5.6	3,704	244,088	0.6	832
	2010(F)	950	600	0.6	3,900	255,000	2.0	850
	2011(F)	1,125	650	2.4	4,000	268,000	2.5	855
Winnipeg	2009	2,033	1,505	2.5	11,509	207,342	1.1	809
	2010(F)	2,550	1,700	3.0	12,000	218,000	1.2	825
	2011(F)	2,700	1,800	3.5	12,250	227,000	1.3	855
Thunder Bay	2009	180	166	0.7	1,423	145,100	2.3	742
	2010(F)	230	175	1.5	1,510	156,500	2.6	760
	2011(F)	205	165	2.0	1,465	165,900	2.6	780
Sudbury	2009	450	224	0.7	1,977	200,947	2.9	830
	2010(F)	370	210	1.5	1,920	207,900	3.1	855
	2011(F)	410	260	2.0	1,960	216,200	3.3	875
Windsor	2009	391	303	0.1	4,661	153,691	13.0	747
	2010(F)	470	350	0.7	4,800	161,000	12.0	755
	2011(F)	515	380	1.5	4,650	165,000	9.5	770

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
London	2009	2,168	1,056	1.4	8,314	214,510	5.0	910
	2010(F)	2,340	1,300	1.0	8,600	219,000	6.0	920
	2011(F)	2,390	1,400	1.0	8,500	221,000	4.0	950
Kitchener	2009	2,298	1,161	0.6	6,580	269,552	3.3	856
	2010(F)	2,660	1,400	2.0	6,700	278,000	3.1	870
	2011(F)	2,660	1,350	1.5	6,600	283,000	3.0	890
St. Catharines-Niagara	2009	859	574	-0.6	5,808	209,563	4.4	804
	2010(F)	1,030	610	1.5	6,200	218,000	4.4	820
	2011(F)	1,000	540	1.0	6,000	222,000	4.5	835
Hamilton	2009	1,860	899	-1.1	12,680	290,946	4.0	831
	2010(F)	2,225	1,100	-1.1	13,000	315,000	4.2	845
	2011(F)	2,220	1,000	2.0	12,500	324,000	4.0	860
Toronto	2009	25,949	8,130	-0.1	89,249	396,149	3.1	1,096
	2010(F)	33,700	10,800	3.7	91,500	430,000	3.3	1,120
	2011(F)	30,300	8,000	1.6	83,000	443,000	2.9	1,140
Barrie	2009	427	292	n.a.	4,326	263,959	3.8	961
	2010(F)	520	350	n.a.	4,550	276,000	3.5	970
	2011(F)	495	340	n.a.	4,230	281,500	3.2	985
Peterborough	2009	371	286	n.a.	2,458	236,637	6.0	875
	2010(F)	420	305	n.a.	2,530	248,000	6.5	880
	2011(F)	405	300	n.a.	2,400	253,000	5.0	895
Brantford	2009	317	258	n.a.	1,884	220,369	3.3	754
	2010(F)	380	280	n.a.	2,050	225,000	3.6	765
	2011(F)	365	270	n.a.	1,950	228,000	3.4	780
Guelph	2009	567	299	n.a.	2,878	265,799	4.1	874
	2010(F)	710	400	n.a.	2,950	274,000	3.8	885
	2011(F)	695	375	n.a.	2,900	279,000	3.6	905
Oshawa*	2009	980	836	n.a.	9,330	278,984	4.2	900
	2010(F)	1,625	1,260	n.a.	9,550	292,000	4.0	915
	2011(F)	1,455	1,100	n.a.	8,750	298,000	3.8	935
Kingston	2009	717	432	n.a.	3,377	242,729	1.3	909
	2010(F)	730	470	n.a.	3,430	252,000	1.6	935
	2011(F)	670	450	n.a.	3,320	260,000	1.8	960

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3 Units)
Ottawa	2009	5,814	2,471	1.5	14,923	304,801	1.5	1,028
	2010(F)	6,300	2,550	2.4	15,400	325,000	1.6	1,065
	2011(F)	6,100	2,320	2.9	14,650	337,000	1.2	1,105
Gatineau	2009	3,116	1,056	1.5	4,335	204,841	2.2	690
	2010(F)	3,250	1,050	2.4	4,435	213,000	2.3	705
	2011(F)	3,100	1,000	2.9	4,485	218,300	2.5	720
Montréal	2009	19,251	5,446	2.3	41,802	271,727	2.5	668
	2010(F)	20,200	6,100	2.4	43,200	283,000	2.7	678
	2011(F)	19,000	5,600	2.7	44,000	288,000	2.8	685
Trois-Rivières	2009	1,027	375	n.a.	1,036	139,956	2.7	520
	2010(F)	1,200	350	n.a.	1,063	142,853	2.5	530
	2011(F)	750	325	n.a.	1,015	145,410	2.5	540
Sherbrooke	2009	1,580	668	n.a.	1,803	193,217	3.9	553
	2010(F)	1,400	690	n.a.	1,855	198,000	4.2	565
	2011(F)	1,340	650	n.a.	1,820	202,000	4.2	575
Québec	2009	5,513	1,746	7.0	7,969	210,326	0.6	676
	2010(F)	5,300	1,600	5.0	8,200	223,000	0.8	696
	2011(F)	5,200	1,500	5.0	8,000	232,000	1.0	714
Saguenay	2009	584	337	n.a.	1,472	151,450	1.5	525
	2010(F)	870	345	n.a.	1,504	158,370	1.8	535
	2011(F)	564	315	n.a.	1,480	164,040	1.9	545
Saint John	2009	659	369	3.3	1,986	171,027	3.6	644
	2010(F)	680	400	1.7	1,875	174,000	3.8	665
	2011(F)	745	435	1.5	1,925	177,500	4.0	685
Moncton	2009	973	430	3.3	2,386	150,135	3.8	675
	2010(F)	1,035	445	1.7	2,475	155,500	3.0	695
	2011(F)	1,125	465	1.5	2,600	162,000	3.5	720
Halifax	2009	1,733	875	1.1	5,862	237,214	2.9	877
	2010(F)	2,095	975	1.5	6,100	243,500	2.9	900
	2011(F)	2,280	1,050	1.5	6,250	250,000	3.1	920
St. John's	2009	1,703	1,385	11.5	3,642	218,862	0.9	677
	2010(F)	1,800	1,450	7.5	3,650	245,000	1.0	725
	2011(F)	1,950	1,550	5.0	3,600	255,000	1.5	775
Charlottetown	2009	669	268	0.9	531	177,237	3.4	701
	2010(F)	425	275	1.5	550	181,500	4.5	725
	2011(F)	450	275	1.5	575	185,000	5.0	750
ALL LISTED CENTRES	2009	107,577	46,379	-2.3	356,239	340,519	2.8	861
	2010(F)	126,735	54,165	2.6	371,122	362,412	2.9	888
	2011(F)	129,499	53,285	2.5	361,275	362,422	2.7	906

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarterly percent change)

	2008Q1	2008Q2	2008Q3	2008Q4	2009Q1	2009Q2	2009Q3	2009Q4
New Housing								
Building permits, units, thousands	215.9	228.6	208.4	168.0	128.9	147.3	166.3	201.7
% change	*-1.3*	*-8.4*	*-14.6*	*-29.7*	*-40.3*	*-35.6*	*-20.2*	*20.1*
Housing starts, total, thousands	244.8	227.2	205.6	172.7	138.5	130.7	150.4	171.0
% change	*8.7*	*-0.3*	*-14.7*	*-20.6*	*-43.4*	*-42.5*	*-26.8*	*-1.0*
Housing starts, singles, thousands	101.9	100.9	92.7	78.8	61.8	66.0	76.8	92.0
% change	*-14.2*	*-15.3*	*-22.6*	*-32.3*	*-39.4*	*-34.6*	*-17.2*	*16.8*
Housing starts, multiples, thousands	142.9	126.3	112.9	93.9	76.7	64.7	73.6	79.0
% change	*34.3*	*16.2*	*-6.8*	*-7.2*	*-46.3*	*-48.8*	*-34.8*	*-15.9*
Housing completions, total,	44,261	52,688	58,197	58,991	39,378	46,636	45,363	45,064
% change	*-4.8*	*4.3*	*3.8*	*5.7*	*-11.0*	*-11.5*	*-22.1*	*-23.6*
New house price index, 1997=100	158.0	158.4	158.6	157.7	155.4	153.5	153.9	155.1
% change	*6.3*	*4.3*	*2.3*	*0.9*	*-1.6*	*-3.1*	*-3.0*	*-1.6*
Existing Housing								
MLS® resales, units, thousands	489,196	453,356	438,992	345,268	349,064	451,840	507,792	551,828
% change	*-9.0*	*-13.7*	*-13.0*	*-33.0*	*-28.6*	*-0.3*	*15.7*	*59.8*
MLS® average resale price, $C	317,864	311,423	297,554	288,083	288,048	310,194	328,054	342,231
% change	*7.7*	*2.4*	*-3.6*	*-10.3*	*-9.4*	*-0.4*	*10.3*	*18.8*
Mortgage Market								
1-year mortgage rate, per cent*	7.25	6.68	6.75	6.10	4.83	3.85	3.73	3.67
5-year mortgage rate, per cent*	7.29	6.93	6.95	7.05	5.71	5.45	5.73	5.64
Residential Investment**								
Total, $1997 millions	80,656	80,548	79,535	74,439	70,270	71,693	73,075	n.a.
% change	*0.7*	*-0.4*	*-1.8*	*-9.1*	*-12.9*	*-11.0*	*-8.1*	*n.a.*
New, $1997 millions	36,946	36,729	36,203	35,462	31,584	28,490	27,299	n.a.
% change	*1.0*	*-0.2*	*-2.5*	*-5.1*	*-14.5*	*-22.4*	*-24.6*	*n.a.*
Alterations, $1997 millions	33,664	33,544	33,612	32,200	31,916	32,872	33,780	n.a.
% change	*6.3*	*4.7*	*3.4*	*-2.7*	*-5.2*	*-2.0*	*0.5*	*n.a.*
Transfer costs, $1997 millions	11,044	11,228	10,784	8,096	8,164	11,344	12,800	n.a.
% change	*-10.2*	*-10.0*	*-10.0*	*-33.2*	*-26.1*	*1.0*	*18.7*	*n.a.*
Deflator, 1997=100	137.4	138.2	138.6	138.4	136.4	136.4	137.7	n.a.
% change	*4.9*	*3.3*	*2.3*	*1.1*	*-0.7*	*-1.3*	*-0.7*	*n.a.*

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New house price index and the Residential Investment deflator which are only seasonally adjusted and Housing completions and the 1-year and 5-year mortgage rates which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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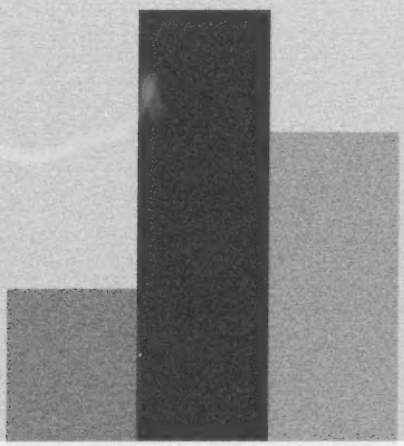

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